

Brenda Jones  
*President*

Mary Sheffield  
*President Pro Tem*

# City of Detroit

## CITY COUNCIL



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Committee of the Whole Room • 1340 Coleman A. Young Municipal Center • (313) 224-3443 • Detroit, MI 48226

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### ***THIS MEETING WILL BE A VIRTUAL COMMITTEE MEETING***

***To attend by phone only, call one of these numbers: +1 929 436 2866, +1 312 626 6799, +1 669 900 6833, +1 253 215 8782, +1 301 715 8592, +1 346 248 7799 - Enter Meeting ID: 330332554#***

### **PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE**

**COUNCIL MEMBER JAMES TATE, CHAIRPERSON**  
**COUNCIL MEMBER SCOTT BENSON, VICE CHAIRPERSON**  
**COUNCIL MEMBER GABE LELAND, MEMBER**  
**COUNCIL PRESIDENT BRENDA JONES, (EX-OFFICIO)**

**Ms. Christian Hicks**  
**Assistant City Council Committee Clerk**

**THURSDAY, JANUARY 7, 2021**

**11:00 A.M.**

- A. ROLL CALL**
- B. APPROVAL OF MINUTES**
- C. PUBLIC COMMENT**
- D. 11:05 A.M. – PUBLIC HEARING – RE:** Approval of an Industrial Facilities Exemption Certificate on behalf of NP Conner Avenue Industrial, LLC in the general area of 9501 Connor, Detroit, Michigan, in accordance with Public Act 198 of 1974. **(Petition #198)**

### **UNFINISHED BUSINESS**

1. Status of **Historic Designation Advisory Board** submitting report relative to Status of Certified Local Government Grants – Historic Fort Wayne. **(On July 31, 2019, the City of Detroit entered into a grant agreement with the Michigan State Historic Preservation Office (SHPO) to develop a specialized stabilization and mothballing plan for twenty-six (26) unoccupied buildings in the Historic Fort Wayne complex. This grant project is a partnership between the Historic Designation Advisory Board (HDAB) and General Services Department (GSD). (BROUGHT BACK AS DIRECTED ON 11-19-20)**

2. Status of **Council President Brenda Jones** submitting memorandum relative to the Detroit Economic Growth Corporation providing a report on revenue and employment outcomes relative to development deals and tax abatement. **(BROUGHT BACK AS DIRECTED ON 11-19-20)**
3. Status of **Council President Brenda Jones** submitting memorandum relative to updated Detroit Economic Growth Corporation Employment Report. **(BROUGHT BACK AS DIRECTED ON 11-19-20)**
4. Status of **Planning and Development Department** submitting reso. autho. Property Sale – 15844 Auburn. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Grandmont Rosedale Development Corporation, a Michigan Nonprofit Corporation (the “Purchaser”), to purchase certain City-owned real property at 15844 AUBURN (the “Property”) for the purchase price of Thirty-Five Thousand Eight Hundred Sixty and 00/100 Dollars (\$35,860.00). Purchaser proposes to demolish and utilize the property for parking for their adjacent mixed use development located at 19505 Grand River. Currently, the property is within a General Business zoning district (B4 District). Purchaser’s proposed use of the Property shall be consistent with the allowable uses for which the Property is zoned.)**

## **NEW BUSINESS**

### **LAW DEPARTMENT**

5. Submitting report relative to Exclusionary Zoning and Incinerators. **(The Law Department has submitted a privileged and confidential opinion, dated December 7, 2020, regarding the above-referenced matter.)(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 1-7-21)**

### **CITY PLANNING COMMISSION**

6. Submitting reso. autho. Request of the City Planning Commission to rezone several blocks on Zoning Map Nos. 41, 42, and 43 in the area bounded by the rail corridor on the north, I-75/Fisher Freeway Service Drive on the east, Toledo/Ruskin Avenues on the south, and Livernois Avenue on the west, as well as Clark Park. **(RECOMMEND APPROVAL)(The City Planning Commission (CPC) is requesting to rezone several blocks in the area bounded by the rail corridor on the north, I-75/Fisher Freeway Service Drive on the east, Toledo and Ruskin Avenues on the south, and Livernois Avenue on the west, as well as, Clark Park. The change in zoning is being requested in order to make the area’s zoning more consistent with the City’s Master Plan of Policies, to limit the influence of intensive industrial uses on adjacent residential uses, and to allow for mixed use residential/commercial development. Please see the attached public hearing notice which includes maps of the original request.)(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 1-7-21)**

### **GENERAL SERVICES DEPARTMENT**

7. Submitting reso. autho. Former Cadillac Stamping Plant Redevelopment Project – Access Easement Agreement. **(The General Services Department, on behalf of Parks and Recreation, requests this Honorable Body approve granting an easement upon the terms of the “Access Easement Agreement” attached as Exhibit A to Northpoint Development, LLC (“Developer”) to facilitate the redevelopment of the site of the former Cadillac Stamping Plant (the “Development Site”). The Development Site is bounded by Conner Street to the northeast, Gratiot Avenue to the northwest, and Devine Avenue to the south, abutting Conner Playfield. Developer intends to purchase the Development Site from the Detroit Brownfield Redevelopment Authority, demolish the existing structure, and construct a new approximately 682,000 square foot industrial facility.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 1-7-21)**

#### **HISTORIC DESIGNATION ADVISORY BOARD**

8. Submitting reso. autho. Extension of study period for the proposed Eastern Market Historic District. **(The study by the Historic Designation Advisory Board for the proposed Eastern Market Local Historic District is currently underway. It would appear that to provide time for the completion of this process that it is necessary to extend the study period for this proposed historic district. A resolution is attached for your consideration.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 1-7-21)**
9. Submitting report and Proposed Ordinance to amend Chapter 21, Article II, of the 2019 Detroit City Code by adding Section 21-2-246 to establish the William E. Higginbotham School Historic District, and to define the elements of design for the district. **(Petition #246) (FOR INTRODUCTION AND SETTING OF A PUBLIC HEARING?) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 1-7-21)**
10. Submitting report and Proposed Ordinance to amend Chapter 21, Article II, of the 2019 Detroit City Code by adding Section 21-2-247 to establish the Johnson Recreation Center and Joe Louis Playfield Historic District, and to define the elements of design for the district. **(Petition #247) (FOR INTRODUCTION AND SETTING OF A PUBLIC HEARING?) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 1-7-21)**
11. Submitting reso. autho. Request for Public Hearing regarding Approval of an Industrial Facilities Exemption Certificate on behalf of NP Conner Avenue Industrial, LLC in the general area of 9501 Connor, Detroit, Michigan, in accordance with Public Act 198 of 1974. **(Petition #1329) (The Housing and Revitalization Department, Planning and Development Department, and Finance Departments have reviewed the above referenced petition of the following entity which requests City approval for an Industrial Facilities Exemption Certificate. Based on discussions with company representatives and examination of the submitted application, we are convinced this company meets the criteria for tax relief as set forth by Public Act 198 of 1974 as amended.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 1-7-21)**

**PLANNING AND DEVELOPMENT DEPARTMENT**

12. Submitting reso. autho. – Correction of Legal Description - Property Sale – 4365 Newport. **(On September 10, 2019, your Honorable Body adopted a resolution authorizing the sale of 4365 Newport, Detroit, MI (the “Property”) to 4365 Newport LLC (the “Purchaser”) for the purchase price of Seventy Thousand and 00/100 Dollars (\$70,000.00). In preparing for a closing on the sale, it has come to the City’s attention that the legal description of the Property included several errors. All errors have been identified and the legal description for the Property was revised.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 1-7-21)**
13. Submitting reso. autho. Property Sale – 799 s. Dix. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Marathon Petroleum Company LP (“Purchaser”), a Delaware limited partnership, to purchase certain City-owned real property at 799 S. Dix (the “Property”) for the purchase price of Thirteen Thousand and 00/100 Dollars (\$13,000.00). (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 1-7-21)**

**MISCELLANEOUS**

14. **Council President Pro Tem Mary Sheffield submitting memorandum relative to North End Planning Study. (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 1-7-21)**